



## **Club Bridgefield: Community and Eligible OC Member Question Responses**

### **Voting and Governance**

---

#### **What oversight exists over the ballot process?**

The ballot process is being administered by Engine Property Group (Engine) as the appointed Owners Corporation (OC) manager. Engine's role is to administer the process in accordance with the applicable legislative and procedural requirements. The outcome is determined solely by the votes cast by eligible owners.

For further information, please contact Engine Customer Service Manager Ingrid Goldenfein on 0434 477 654.

#### **What audit or verification process applies to voting administration?**

Engine is responsible for maintaining voting records and verifying voting eligibility in accordance with the applicable OC requirements. If additional information regarding verification procedures is required, residents should contact Engine directly.

#### **Can voting participation statistics be published before voting closes?**

Participation updates may be provided to OC Chairs by Engine during the voting period. To maintain the integrity of the process, interim voting results will not be disclosed before voting closes.

**For any questions about the voting process please contact Engine.**

### **Legal and Documentation**

---

#### **Can I obtain copies of the licence agreements and information about when they were signed?**

Copies of the relevant licence agreements, along with information regarding execution dates and signatories where available, have been provided to Engine. For this information, please contact your OC Committee or Engine for assistance.

## **Financial**

---

### **Why are some owners allegedly being charged double levies?**

This question relates to individual OC levy arrangements and account circumstances. Residents should contact Engine directly regarding their specific account.

### **What is the detailed breakdown of non-club OC fees?**

The budget and levy information is available through the relevant OC and Engine.

Engine's role includes:

- administering OC processes
- assisting with communications enquiries
- facilitating meetings and voting processes.

Engine does not make legal or commercial decisions on behalf of either the OCs or the Developer.

### **What is the estimated future licence fee if only one Owners Corporation remains?**

No financial modelling has been prepared regarding hypothetical future scenarios. As future costs would depend on a range of factors, it would not be appropriate to provide estimates or speculate on potential future licence fees.

The current consultation relates to the existing licence arrangement. Future costs would depend on a range of factors including participation levels, operating costs and future decisions by relevant parties.

## **Disclosure and Property Purchase**

---

### **Were purchasers adequately informed about the licence arrangement?**

The consultation process is not assessing past property transactions or disclosure obligations.

Purchasers are encouraged to seek advice from their conveyancer, solicitor or other professional advisers regarding information provided at the time of purchase.

### **What disclosures were made during property sales?**

The consultation process is not reviewing individual property transactions.

Questions regarding historical sales documentation should be directed to the relevant parties involved in the purchase process, including conveyancers or legal advisers.

## Future Outcomes

---

### **What future rights or involvement would residents have regarding future use of the Club site?**

Any future development proposal would be subject to the applicable planning and regulatory approval processes. These processes generally include public notification and opportunities for submissions where required under planning legislation.

As noted in the FAQ, you can learn more about planning processes through the relevant local council and planning authority requirements.

For more information on residential zones, please visit:

<https://www.planning.vic.gov.au/guides-and-resources/guides/planning-practice-notes/using-the-residential-zones>

### **What future ownership or redevelopment options are being considered?**

The current vote relates only to the continuation or termination of the existing Club licence arrangement. Questions regarding future ownership or redevelopment remain speculative at this stage.

Refer to the FAQ section of the webinar "What We Know vs What We Don't Know" for further information.

### **Has the Club already been sold, closed or earmarked for redevelopment?**

There is currently no announced proposal regarding sale or redevelopment of the Club site. The current vote relates only to the continuation or termination of the existing licence arrangement.

## Voting eligibility

---

### **Why wasn't every OC included in the ballot?**

One OC decided not to proceed with the ballot process due to ongoing payment default issues under the licence arrangement and the issuance of a termination notice. The circumstances affecting that OC differ from those of the participating OCs.

This OC has been issued with a notice relating to termination under the licence agreement. However, the licence arrangement has not formally concluded ie they have not been terminated as of 5 June 2026.

## Contact information

---

### **Fees, accounts, arrears or OC matters**

Engine Property Group

[estates@enginepropertygroup.com.au](mailto:estates@enginepropertygroup.com.au)

Ingrid Goldenfein, Customer Service Manager: 0434 477 654

### **Club operations, access or facility**

BlueFit

[info@clubbridgefield.com.au](mailto:info@clubbridgefield.com.au)

### **Club Bridgefield Rockbank Facebook page**

<https://www.facebook.com/share/1GMFkA81Wd/>

### **General Bridgefield community enquiries**

3L Alliance

[info@3lalliance.com](mailto:info@3lalliance.com)

### **Landscaping enquiries**

For Stages 1-14, residents can contact Melton City Council via:

<https://www.melton.vic.gov.au/Council/Customer-Service/Contact-Us>